

HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Montréal

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Canada



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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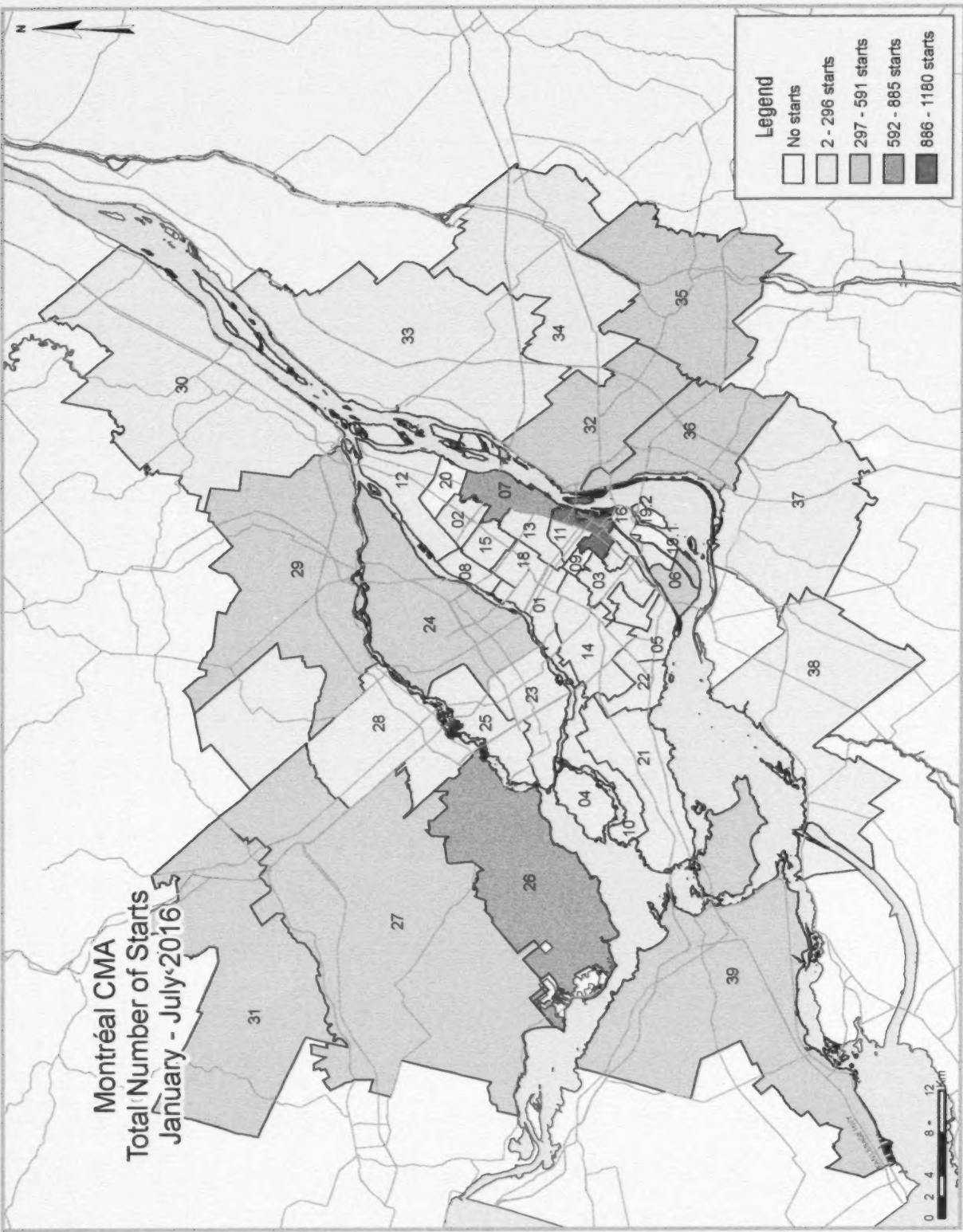
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ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)		
July 2016		
Montreal CMA ¹	June 2016	July 2016
Trend ²	15,056	15,621
SAAR	16,906	15,366
	July 2015	July 2016
Actual		
July - Single-Detached	277	261
July - Multiples	1,942	1,090
July - Total	2,219	1,351
January to July - Single-Detached	1,380	1,437
January to July - Multiples	7,513	7,424
January to July - Total	8,893	8,861

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request.

Table 1.1: Housing Activity Summary of Montréal CMA
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2016	261	84	64	0	28	711	3	200	1,351
July 2015	277	64	37	0	23	491	0	1,327	2,219
% Change	-5.8	31.3	73.0	n/a	21.7	44.8	n/a	-84.9	-39.1
Year-to-date 2016	1,437	490	451	0	254	3,130	3	2,923	8,861
Year-to-date 2015	1,380	362	312	0	163	3,172	2	3,482	8,893
% Change	4.1	35.4	44.6	n/a	55.8	-1.3	50.0	-16.1	-0.4
UNDER CONSTRUCTION									
July 2016	1,017	358	510	0	364	9,109	3	5,777	17,720
July 2015	1,009	294	433	0	176	9,759	0	5,055	17,261
% Change	0.8	21.8	17.8	n/a	106.8	-6.7	n/a	14.3	2.7
COMPLETIONS									
July 2016	251	104	78	0	79	737	7	1,287	2,647
July 2015	282	102	127	0	54	1,095	0	555	2,272
% Change	-11.0	2.0	-38.6	n/a	46.3	-32.7	n/a	131.9	16.5
Year-to-date 2016	1,239	410	362	0	244	4,238	14	4,600	11,429
Year-to-date 2015	1,416	366	515	0	97	3,727	0	1,950	8,128
% Change	-12.5	12.0	-29.7	n/a	151.5	13.7	n/a	135.9	40.6
COMPLETED & NOT ABSORBED									
July 2016	285	157	157	0	106	2,268	n/a	n/a	2,973
July 2015	386	204	269	0	69	2,692	n/a	n/a	3,620
% Change	-26.2	-23.0	-41.6	n/a	53.6	-15.8	n/a	n/a	-17.9
ABSORBED									
July 2016	286	145	95	0	60	673	n/a	n/a	1,259
July 2015	364	125	129	0	38	1,016	n/a	n/a	1,672
% Change	-21.4	16.0	-26.4	n/a	57.9	-33.8	n/a	n/a	-24.7
Year-to-date 2016	1,316	453	393	0	201	4,457	n/a	n/a	6,820
Year-to-date 2015	1,396	392	430	0	70	3,838	n/a	n/a	6,126
% Change	-5.7	15.6	-8.6	n/a	187.1	16.1	n/a	n/a	11.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Island of Montréal									
July 2016	22	6	2	0	13	405	0	38	486
July 2015	18	0	6	0	14	198	0	183	419
Laval									
July 2016	11	4	10	0	8	219	3	7	262
July 2015	26	8	0	0	0	120	0	309	463
North Shore									
July 2016	115	28	21	0	4	43	0	108	319
July 2015	118	16	6	0	0	117	0	760	1,017
South Shore									
July 2016	81	44	18	0	0	24	0	41	208
July 2015	79	30	15	0	5	31	0	75	235
Vaudreuil-Soulanges									
July 2016	32	2	13	0	3	20	0	6	76
July 2015	36	10	10	0	4	25	0	0	85
Montréal CMA									
July 2016	261	84	64	0	28	711	3	200	1,351
July 2015	277	64	37	0	23	491	0	1,327	2,219
UNDER CONSTRUCTION									
Island of Montréal									
July 2016	103	30	136	0	176	5,905	0	2,479	9,166
July 2015	92	34	146	0	27	6,273	0	1,974	8,915
Laval									
July 2016	73	6	43	0	8	977	3	320	1,430
July 2015	94	20	46	0	14	601	0	418	1,359
North Shore									
July 2016	400	76	85	0	114	1,063	0	1,388	3,291
July 2015	429	76	80	0	73	1,620	0	1,280	3,558
South Shore									
July 2016	341	232	136	0	31	933	0	1,233	2,986
July 2015	288	142	90	0	49	1,180	0	1,320	3,069
Vaudreuil-Soulanges									
July 2016	100	14	110	0	35	231	0	357	847
July 2015	106	22	71	0	13	85	0	63	360
Montréal CMA									
July 2016	1,017	358	510	0	364	9,109	3	5,777	17,720
July 2015	1,009	294	433	0	176	9,759	0	5,055	17,261

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Island of Montréal									
July 2016	4	4	2	0	30	262	4	307	717
July 2015	5	2	7	0	0	474	0	3	548
Laval									
July 2016	15	4	0	0	10	71	0	306	406
July 2015	23	8	17	0	6	48	0	22	124
North Shore									
July 2016	117	40	39	0	24	263	3	454	940
July 2015	150	32	61	0	2	286	0	448	979
South Shore									
July 2016	83	52	25	0	0	135	0	204	499
July 2015	77	56	30	0	46	281	0	67	557
Vaudreuil-Soulanges									
July 2016	32	4	12	0	15	6	0	16	85
July 2015	27	4	12	0	0	6	0	15	64
Montréal CMA									
July 2016	251	104	78	0	79	737	7	1,287	2,647
July 2015	282	102	127	0	54	1,095	0	555	2,272
COMPLETED & NOT ABSORBED									
Island of Montréal									
July 2016	13	10	12	0	11	689	n/a	n/a	735
July 2015	10	26	39	0	1	1,075	n/a	n/a	1,151
Laval									
July 2016	43	28	18	0	17	450	n/a	n/a	556
July 2015	34	35	50	0	10	328	n/a	n/a	457
North Shore									
July 2016	159	39	70	0	64	738	n/a	n/a	1,070
July 2015	246	58	120	0	29	646	n/a	n/a	1,099
South Shore									
July 2016	53	76	37	0	2	370	n/a	n/a	538
July 2015	77	78	49	0	27	565	n/a	n/a	796
Vaudreuil-Soulanges									
July 2016	17	4	20	0	12	21	n/a	n/a	74
July 2015	19	7	11	0	2	78	n/a	n/a	117
Montréal CMA									
July 2016	285	157	157	0	106	2,268	n/a	n/a	2,973
July 2015	386	204	269	0	69	2,692	n/a	n/a	3,620

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Island of Montréal									
July 2016	4	6	2	0	26	151	n/a	n/a	189
July 2015	8	4	13	0	0	459	n/a	n/a	484
Laval									
July 2016	15	9	10	0	8	49	n/a	n/a	91
July 2015	45	17	33	0	2	62	n/a	n/a	159
North Shore									
July 2016	148	59	51	0	19	246	n/a	n/a	523
July 2015	194	41	42	0	3	217	n/a	n/a	497
South Shore									
July 2016	86	68	22	0	1	205	n/a	n/a	382
July 2015	87	61	33	0	32	265	n/a	n/a	478
Vaudreuil-Soulanges									
July 2016	33	3	10	0	6	22	n/a	n/a	74
July 2015	30	2	8	0	1	13	n/a	n/a	54
Montréal CMA									
July 2016	286	145	95	0	60	673	n/a	n/a	1,259
July 2015	364	125	129	0	38	1,016	n/a	n/a	1,672

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Montréal CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2015	2,400	678	615	0	318	7,542	4	6,924	18,744
% Change	-10.3	-7.1	-20.0	n/a	103.8	-27.2	33.3	98.3	0.4
2014	2,677	730	769	0	156	10,360	3	3,492	18,672
% Change	-11.9	3.3	41.4	n/a	102.6	18.7	-62.5	49.9	19.4
2013	3,039	707	544	0	77	8,728	8	2,329	15,632
% Change	-23.2	-31.4	-60.5	-100.0	-2.5	-26.0	n/a	2.5	-24.1
2012	3,958	1,030	1,377	1	79	11,801	0	2,272	20,591
% Change	-14.9	-12.6	-1.1	n/a	-20.2	-6.2	n/a	-0.4	-9.4
2011	4,653	1,178	1,392	0	99	12,582	0	2,281	22,719
% Change	-19.6	-8.3	-8.8	n/a	-39.6	22.2	n/a	-7.7	3.3
2010	5,789	1,284	1,527	0	164	10,293	0	2,472	22,001
% Change	6.3	24.4	30.1	n/a	-20.0	38.1	-100.0	-22.8	14.3
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927
% Change	-17.6	9.5	32.2	n/a	-47.9	17.2	-78.3	-18.4	-5.6
2007	8,013	922	1,014	0	535	6,826	60	5,307	23,233
% Change	2.8	21.6	50.7	n/a	13.3	-9.9	0.0	9.5	1.8
2006	7,793	758	673	0	472	7,578	4	4,846	22,813

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type

July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	
Zone 1	1	1	0	0	0	0	0	2	1	3	-66.7
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	1	0	0	0	0	0	89	176	90	176	-48.9
Zone 4	7	2	0	0	0	0	0	0	7	2	**
Zone 5	0	0	0	0	0	0	16	0	16	0	n/a
Zone 6	0	0	0	0	0	8	133	0	133	8	**
Zone 7	3	3	6	0	0	0	8	4	17	7	142.9
Zone 8	0	1	0	0	0	0	3	3	3	4	-25.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 11	0	0	0	0	0	0	0	6	0	6	-100.0
Zone 12	2	3	0	0	0	0	7	3	9	6	50.0
Zone 13	0	0	0	0	0	0	8	131	8	131	-93.9
Zone 14	3	2	0	0	0	6	0	0	3	8	-62.5
Zone 15	1	2	0	0	0	0	0	0	1	2	-50.0
Zone 16	0	1	0	0	0	0	0	29	0	30	-100.0
Zone 17	0	0	0	0	0	0	154	18	154	18	**
Zone 18	1	0	0	0	0	0	25	3	26	3	**
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	3	0	0	0	13	4	2	8	18	12	50.0
Zone 22	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 23	5	8	0	2	0	0	219	352	224	362	-38.1
Zone 24	5	14	2	2	19	0	0	77	26	93	-72.0
Zone 25	1	4	2	4	0	0	9	0	12	8	50.0
Zone 26	15	23	2	2	0	0	0	36	17	61	-72.1
Zone 27	28	22	6	0	12	0	55	19	101	41	146.3
Zone 28	17	14	0	8	0	0	16	24	33	46	-28.3
Zone 29	17	13	10	4	4	0	15	734	46	751	-93.9
Zone 30	13	13	2	2	5	0	0	3	20	18	11.1
Zone 31	25	33	8	0	4	0	65	67	102	100	2.0
Zone 32	8	23	2	2	0	0	42	39	52	64	-18.8
Zone 33	9	11	6	0	0	0	1	42	16	53	-69.8
Zone 34	12	14	0	2	15	0	6	0	33	16	106.3
Zone 35	21	13	8	10	0	0	8	1	37	24	54.2
Zone 36	13	6	6	4	0	0	4	0	23	10	130.0
Zone 37	8	5	14	6	0	15	1	3	23	29	-20.7
Zone 38	10	7	8	6	3	5	3	21	24	39	-38.5
Zone 39	32	36	2	10	16	14	26	25	76	85	-10.6
Montréal CMA	261	277	84	64	91	52	915	1,826	1,351	2,219	-39.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	3	2	0	0	0	6	195	67	198	75	164.0
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	1	1	0	0	0	3	200	222	201	226	-11.1
Zone 4	21	10	0	0	0	0	0	0	21	10	110.0
Zone 5	0	0	0	0	0	0	22	111	22	111	-80.2
Zone 6	0	0	2	6	36	14	303	27	341	47	**
Zone 7	11	7	20	0	0	4	632	89	663	100	**
Zone 8	0	4	0	4	0	0	3	13	3	21	-85.7
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	6	0	0	12	4	0	0	12	10	20.0
Zone 11	0	0	0	2	0	0	62	59	62	61	1.6
Zone 12	9	13	4	6	0	7	49	38	62	64	-3.1
Zone 13	0	1	0	0	20	22	129	302	149	325	-54.2
Zone 14	6	3	0	0	8	15	16	31	30	49	-38.8
Zone 15	7	5	4	0	0	0	0	2	11	7	57.1
Zone 16	1	1	0	0	6	0	33	233	40	234	-82.9
Zone 17	0	1	2	0	3	0	1,175	476	1,180	477	147.4
Zone 18	2	1	0	0	0	0	140	28	142	29	**
Zone 19.1	0	1	0	0	0	0	0	28	0	29	-100.0
Zone 19.2	0	0	0	0	0	0	0	194	0	194	-100.0
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	15	12	0	0	33	4	2	8	50	24	108.3
Zone 22	5	10	0	2	27	0	0	3	32	15	113.3
Zone 23	36	40	8	10	8	10	236	422	288	482	-40.2
Zone 24	30	47	6	8	38	34	338	332	412	421	-2.1
Zone 25	30	23	8	22	0	10	63	9	101	64	57.8
Zone 26	105	83	26	10	34	9	437	113	602	215	180.0
Zone 27	200	184	16	6	72	14	271	180	559	384	45.6
Zone 28	71	55	2	22	14	26	192	646	279	749	-62.8
Zone 29	100	112	58	24	93	52	226	763	477	951	-49.8
Zone 30	57	76	12	34	21	6	23	25	113	141	-19.9
Zone 31	144	142	42	16	4	16	266	275	456	449	1.6
Zone 32	55	69	26	18	58	40	277	236	416	363	14.6
Zone 33	55	44	28	2	0	4	137	235	220	285	-22.8
Zone 34	48	58	2	4	19	0	88	62	157	124	26.6
Zone 35	109	86	74	44	0	4	126	200	309	334	-7.5
Zone 36	46	26	28	24	20	24	405	382	499	456	9.4
Zone 37	50	47	76	48	36	45	56	241	218	381	-42.8
Zone 38	50	42	34	30	11	9	52	557	147	638	-77.0
Zone 39	170	168	10	24	99	53	108	103	387	348	11.2
Montréal CMA	1,437	1,380	490	366	672	435	6,262	6,712	8,861	8,893	-0.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Zone 1	0	0	0	0	0	2	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	89	0	0	176
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	16	0
Zone 6	0	8	0	0	133	0	0	0
Zone 7	0	0	0	0	8	0	0	4
Zone 8	0	0	0	0	3	3	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	6	0	0
Zone 12	0	0	0	0	7	3	0	0
Zone 13	0	0	0	0	8	131	0	0
Zone 14	0	6	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	29	0	0
Zone 17	0	0	0	0	154	18	0	0
Zone 18	0	0	0	0	3	0	22	3
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	13	4	0	0	2	8	0	0
Zone 22	0	0	0	0	0	0	0	0
Zone 23	0	0	0	0	219	50	0	302
Zone 24	16	0	3	0	0	70	0	7
Zone 25	0	0	0	0	2	0	7	0
Zone 26	0	0	0	0	0	35	0	1
Zone 27	12	0	0	0	16	2	39	17
Zone 28	0	0	0	0	12	12	4	12
Zone 29	4	0	0	0	15	66	0	668
Zone 30	5	0	0	0	0	2	0	1
Zone 31	4	0	0	0	0	6	65	61
Zone 32	0	0	0	0	6	21	36	18
Zone 33	0	0	0	0	0	10	1	32
Zone 34	15	0	0	0	6	0	0	0
Zone 35	0	0	0	0	8	0	0	1
Zone 36	0	0	0	0	4	0	0	0
Zone 37	0	15	0	0	0	0	1	3
Zone 38	3	5	0	0	0	0	3	21
Zone 39	16	14	0	0	20	25	6	0
Montréal CMA	88	52	3	0	715	499	200	1,327

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	6	0	0	195	36	0	31
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	3	0	0	91	32	109	190
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	6	111	16	0
Zone 6	36	14	0	0	183	18	120	9
Zone 7	0	4	0	0	43	81	582	8
Zone 8	0	0	0	0	3	3	0	10
Zone 9	0	0	0	0	0	0	0	0
Zone 10	12	4	0	0	0	0	0	0
Zone 11	0	0	0	0	24	33	38	6
Zone 12	0	7	0	0	43	31	6	7
Zone 13	20	22	0	0	123	286	6	16
Zone 14	8	15	0	0	16	31	0	0
Zone 15	0	0	0	0	0	2	0	0
Zone 16	6	0	0	0	5	229	28	4
Zone 17	3	0	0	0	507	472	582	4
Zone 18	0	0	0	0	118	15	22	13
Zone 19.1	0	0	0	0	0	28	0	0
Zone 19.2	0	0	0	0	0	194	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	33	4	0	0	2	8	0	0
Zone 22	27	0	0	0	0	0	0	3
Zone 23	8	10	0	0	233	108	3	314
Zone 24	35	34	3	0	301	136	37	196
Zone 25	0	10	0	0	22	3	41	6
Zone 26	34	9	0	0	220	98	217	15
Zone 27	72	14	0	0	153	92	118	88
Zone 28	14	26	0	0	22	235	170	411
Zone 29	93	52	0	0	172	87	54	676
Zone 30	21	6	0	0	8	6	15	19
Zone 31	4	16	0	0	48	80	218	195
Zone 32	58	40	0	0	158	96	119	140
Zone 33	0	4	0	0	31	104	26	131
Zone 34	19	0	0	0	60	43	28	19
Zone 35	0	4	0	0	57	130	69	70
Zone 36	20	24	0	0	254	183	151	199
Zone 37	36	45	0	0	8	122	48	119
Zone 38	11	9	0	0	16	36	36	521
Zone 39	99	53	0	0	44	41	64	62
Montréal CMA	669	435	3	0	3,166	3,210	2,923	3,482

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market

Submarket	July 2016							
	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Zone 1	1	3	0	0	0	0	1	3
Zone 2	0	0	0	0	0	0	0	0
Zone 3	1	0	89	0	0	176	90	176
Zone 4	7	2	0	0	0	0	7	2
Zone 5	0	0	0	0	16	0	16	0
Zone 6	0	0	133	8	0	0	133	8
Zone 7	9	3	8	0	0	4	17	7
Zone 8	0	1	3	3	0	0	3	4
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	1	0	0	0	0	0	1
Zone 11	0	0	0	6	0	0	0	6
Zone 12	2	3	7	3	0	0	9	6
Zone 13	0	0	8	131	0	0	8	131
Zone 14	3	2	0	6	0	0	3	8
Zone 15	1	2	0	0	0	0	1	2
Zone 16	0	1	0	29	0	0	0	30
Zone 17	0	0	154	18	0	0	154	18
Zone 18	1	0	3	0	22	3	26	3
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	5	4	13	8	0	0	18	12
Zone 22	0	2	0	0	0	0	0	2
Zone 23	5	10	219	50	0	302	224	362
Zone 24	15	16	8	70	3	7	26	93
Zone 25	5	8	0	0	7	0	12	8
Zone 26	17	25	0	35	0	1	17	61
Zone 27	46	24	16	0	39	17	101	41
Zone 28	17	24	12	10	4	12	33	46
Zone 29	27	17	19	66	0	668	46	751
Zone 30	20	17	0	0	0	1	20	18
Zone 31	37	33	0	6	65	61	102	100
Zone 32	10	25	6	21	36	18	52	64
Zone 33	15	11	0	10	1	32	16	53
Zone 34	27	16	6	0	0	0	33	16
Zone 35	29	23	8	0	0	1	37	24
Zone 36	19	10	4	0	0	0	23	10
Zone 37	22	26	0	0	1	3	23	29
Zone 38	21	13	0	5	3	21	24	39
Zone 39	47	56	23	29	6	0	76	85
Montréal CMA	409	378	739	514	203	1,327	1,351	2,219

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	3	12	195	32	0	31	198	75
Zone 2	2	0	0	0	0	0	2	0
Zone 3	3	3	89	33	109	190	201	226
Zone 4	21	10	0	0	0	0	21	10
Zone 5	0	0	6	111	16	0	22	111
Zone 6	2	6	219	32	120	9	341	47
Zone 7	35	7	39	85	582	8	663	100
Zone 8	0	8	3	3	0	10	3	21
Zone 9	0	0	0	0	0	0	0	0
Zone 10	12	10	0	0	0	0	12	10
Zone 11	0	2	24	33	38	6	62	61
Zone 12	13	26	43	31	6	7	62	64
Zone 13	0	23	143	286	6	16	149	325
Zone 14	14	3	16	46	0	0	30	49
Zone 15	11	5	0	2	0	0	11	7
Zone 16	7	1	5	229	28	4	40	234
Zone 17	5	1	507	472	582	4	1,180	477
Zone 18	2	7	118	9	22	13	142	29
Zone 19.1	0	1	0	28	0	0	0	29
Zone 19.2	0	0	0	194	0	0	0	194
Zone 20	0	0	0	0	0	0	0	0
Zone 21	30	16	20	8	0	0	50	24
Zone 22	23	12	9	0	0	3	32	15
Zone 23	52	62	233	106	3	314	288	482
Zone 24	53	73	319	150	40	198	412	421
Zone 25	42	51	18	7	41	6	101	64
Zone 26	156	102	229	98	217	15	602	215
Zone 27	281	206	160	90	118	88	559	384
Zone 28	73	86	36	252	170	411	279	749
Zone 29	183	167	240	108	54	676	477	951
Zone 30	88	118	10	4	15	19	113	141
Zone 31	190	174	48	80	218	195	456	449
Zone 32	139	109	158	114	119	140	416	363
Zone 33	83	50	31	104	26	131	220	285
Zone 34	69	62	60	43	28	19	157	124
Zone 35	183	130	57	134	69	70	309	334
Zone 36	98	66	250	191	151	199	499	456
Zone 37	151	137	19	125	48	119	218	381
Zone 38	99	74	12	43	36	521	147	638
Zone 39	255	234	68	52	64	62	387	348
Montréal CMA	2,378	2,054	3,384	3,335	2,926	3,484	8,861	8,893

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	
Zone 1	0	0	0	0	0	0	4	0	4	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	324	0	324	0	n/a
Zone 4	1	0	0	0	0	0	0	0	1	0	n/a
Zone 5	0	0	0	0	0	0	3	0	3	0	n/a
Zone 6	0	0	0	0	0	0	0	0	0	0	n/a
Zone 7	1	2	4	0	4	7	104	0	113	9	**
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	0	0	0	0	0	n/a
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	0	0	0	0	0	0	6	6	6	6	0.0
Zone 13	0	0	0	0	23	0	91	0	114	0	n/a
Zone 14	0	0	0	0	7	0	0	8	7	8	-12.5
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	1	0	0	0	0	11	6	11	7	57.1
Zone 17	0	0	0	0	0	0	132	357	132	357	-63.0
Zone 18	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	1	1	0	0	0	0	0	0	1	1	0.0
Zone 22	1	1	0	2	0	0	0	140	1	143	-99.3
Zone 23	5	11	4	0	0	13	358	7	367	31	**
Zone 24	8	7	0	4	10	4	13	63	31	78	-60.3
Zone 25	2	5	0	4	0	6	6	0	8	15	-46.7
Zone 26	13	14	2	2	0	0	22	12	37	28	32.1
Zone 27	34	47	4	8	29	27	100	68	167	150	11.3
Zone 28	11	13	0	2	20	4	441	86	472	105	**
Zone 29	17	17	22	4	11	13	71	59	121	93	30.1
Zone 30	11	20	0	10	0	6	0	55	11	91	-87.9
Zone 31	31	39	12	6	6	13	83	454	132	512	-74.2
Zone 32	12	13	2	18	11	34	145	114	170	179	-5.0
Zone 33	14	10	8	0	0	0	65	146	87	156	-44.2
Zone 34	9	11	0	2	6	0	31	27	46	40	15.0
Zone 35	22	20	20	10	0	0	23	28	65	58	12.1
Zone 36	8	4	2	2	4	4	22	19	36	29	24.1
Zone 37	8	10	18	14	4	27	53	0	83	51	62.7
Zone 38	10	9	2	10	0	5	0	20	12	44	-72.7
Zone 39	32	27	4	4	27	12	22	21	85	64	32.8
Montréal CMA	251	282	104	102	162	175	2,130	1,713	2,647	2,272	16.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	2	3	0	6	0	0	38	259	40	268	-85.1
Zone 2	0	0	2	0	0	0	3	0	5	0	n/a
Zone 3	0	1	0	0	3	0	495	217	498	218	128.4
Zone 4	4	5	0	0	0	0	0	0	4	5	-20.0
Zone 5	1	0	0	0	0	0	63	10	64	10	***
Zone 6	1	1	4	0	31	19	161	285	197	305	-35.4
Zone 7	10	4	12	4	15	14	162	127	199	149	33.6
Zone 8	3	1	0	0	0	0	22	0	25	1	**
Zone 9	0	0	0	0	0	0	57	0	57	0	n/a
Zone 10	0	15	0	0	0	0	0	40	0	55	-100.0
Zone 11	0	2	0	0	0	0	44	92	44	94	-53.2
Zone 12	18	8	8	2	0	0	34	26	60	36	66.7
Zone 13	0	2	0	0	23	9	900	41	923	52	***
Zone 14	4	11	0	0	32	43	13	120	49	174	-71.8
Zone 15	5	5	4	4	0	0	359	0	368	9	***
Zone 16	0	1	0	0	0	0	207	298	207	299	-30.8
Zone 17	0	1	0	0	0	0	1,134	785	1,134	786	44.3
Zone 18	2	2	0	0	0	0	142	37	144	39	***
Zone 19.1	0	1	0	0	0	0	15	66	15	67	-77.6
Zone 19.2	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 20	0	0	0	0	0	0	0	12	0	12	-100.0
Zone 21	11	23	0	4	22	0	81	51	114	78	46.2
Zone 22	12	13	0	2	6	22	30	146	48	183	-73.8
Zone 23	22	45	10	8	13	21	564	215	609	289	110.7
Zone 24	29	45	4	14	24	25	305	145	362	229	58.1
Zone 25	20	35	10	16	11	20	62	11	103	82	25.6
Zone 26	81	82	24	4	9	0	185	159	299	245	22.0
Zone 27	152	197	8	18	51	35	243	208	454	458	-0.9
Zone 28	68	58	10	14	34	22	640	165	752	259	190.3
Zone 29	96	106	56	26	78	72	650	122	880	326	169.9
Zone 30	63	72	16	22	6	16	136	99	221	209	5.7
Zone 31	152	165	26	14	10	23	286	589	474	791	-40.1
Zone 32	59	50	24	32	28	59	486	362	597	503	18.7
Zone 33	38	35	20	4	0	0	152	308	210	347	-39.5
Zone 34	35	47	8	4	6	9	140	76	189	136	39.0
Zone 35	85	58	58	36	0	6	241	122	384	222	73.0
Zone 36	31	31	16	14	20	14	384	93	451	152	196.7
Zone 37	36	44	54	64	50	54	192	76	332	238	39.5
Zone 38	44	68	12	32	4	14	430	167	490	281	74.4
Zone 39	162	178	24	22	112	72	129	248	427	520	-17.9
Montréal CMA	1,246	1,416	410	366	588	569	9,185	5,777	11,429	8,128	40.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Zone 1	0	0	0	0	0	0	4	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	148	0	176	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	3	0	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	7	4	0	0	0	0	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	17	0	0
Zone 12	0	0	0	0	0	3	6	3
Zone 13	23	0	0	0	88	0	3	0
Zone 14	7	0	0	0	0	8	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	11	6	0	0
Zone 17	0	0	0	0	14	300	118	0
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	0	0	0	0
Zone 22	0	0	0	0	0	140	0	0
Zone 23	0	13	0	0	62	7	296	0
Zone 24	10	4	0	0	9	41	4	22
Zone 25	0	6	0	0	0	0	6	0
Zone 26	0	0	0	0	22	6	0	6
Zone 27	26	27	3	0	36	41	64	27
Zone 28	20	4	0	0	129	44	312	42
Zone 29	11	13	0	0	27	58	44	1
Zone 30	0	6	0	0	0	53	0	2
Zone 31	6	13	0	0	49	84	34	370
Zone 32	11	34	0	0	43	95	102	19
Zone 33	0	0	0	0	15	114	50	32
Zone 34	6	0	0	0	15	17	16	10
Zone 35	0	0	0	0	22	25	1	3
Zone 36	4	4	0	0	22	19	0	0
Zone 37	4	27	0	0	18	0	35	0
Zone 38	0	5	0	0	0	17	0	3
Zone 39	27	12	0	0	6	6	16	15
Montréal CMA	155	175	7	0	739	1,101	1,287	555

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	0	34	180	4	79
Zone 2	0	0	0	0	3	0	0	0
Zone 3	3	0	0	0	270	217	225	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	63	10	0	0
Zone 6	31	19	0	0	161	135	0	150
Zone 7	11	14	4	0	43	87	15	40
Zone 8	0	0	0	0	4	0	18	0
Zone 9	0	0	0	0	57	0	0	0
Zone 10	0	0	0	0	0	40	0	0
Zone 11	0	0	0	0	31	91	13	1
Zone 12	0	0	0	0	19	23	15	3
Zone 13	23	9	0	0	415	35	485	6
Zone 14	32	43	0	0	13	120	0	0
Zone 15	0	0	0	0	42	0	317	0
Zone 16	0	0	0	0	203	283	4	15
Zone 17	0	0	0	0	838	463	244	265
Zone 18	0	0	0	0	6	37	136	0
Zone 19.1	0	0	0	0	15	66	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	12	0	0
Zone 21	22	0	0	0	81	51	0	0
Zone 22	6	22	0	0	30	140	0	6
Zone 23	13	21	0	0	195	117	369	98
Zone 24	24	25	0	0	128	104	11	41
Zone 25	11	20	0	0	10	8	52	3
Zone 26	9	0	0	0	156	41	29	118
Zone 27	48	35	3	0	117	80	126	128
Zone 28	34	22	0	0	222	83	418	82
Zone 29	78	72	0	0	206	115	444	7
Zone 30	6	16	0	0	73	78	63	21
Zone 31	10	23	0	0	103	113	183	476
Zone 32	28	59	0	0	133	271	353	91
Zone 33	0	0	0	0	65	210	87	98
Zone 34	6	9	0	0	72	42	68	34
Zone 35	0	6	0	0	169	93	72	29
Zone 36	20	14	0	0	192	92	192	1
Zone 37	50	54	0	0	22	32	170	44
Zone 38	4	14	0	0	18	104	412	63
Zone 39	112	72	0	0	54	197	75	51
Montréal CMA	581	569	7	0	4,263	3,770	4,600	1,950

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market

July 2016

Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Zone 1	0	0	0	0	4	0	4	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	148	0	176	0	324	0
Zone 4	1	0	0	0	0	0	1	0
Zone 5	0	0	3	0	0	0	3	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	5	9	0	0	4	0	113	9
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	17	0	0	0	17
Zone 12	0	0	0	3	6	3	6	6
Zone 13	0	0	111	0	3	0	114	0
Zone 14	0	0	7	8	0	0	7	8
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	1	11	6	0	0	11	7
Zone 17	2	0	12	300	118	0	132	357
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	1	1	0	0	0	0	1	1
Zone 22	1	3	0	140	0	0	1	143
Zone 23	9	18	62	13	296	0	367	31
Zone 24	8	15	19	41	4	22	31	78
Zone 25	2	15	0	0	6	0	8	15
Zone 26	15	16	22	6	0	6	37	28
Zone 27	64	82	36	41	67	27	167	150
Zone 28	11	19	149	44	312	42	472	105
Zone 29	46	32	31	60	44	1	121	93
Zone 30	11	36	0	53	0	2	11	91
Zone 31	49	58	49	84	34	370	132	512
Zone 32	25	45	43	115	102	19	170	179
Zone 33	22	10	15	114	50	32	87	156
Zone 34	15	13	15	17	16	10	46	40
Zone 35	42	30	22	25	1	3	65	58
Zone 36	14	10	22	19	0	0	36	29
Zone 37	30	36	18	15	35	0	83	51
Zone 38	12	19	0	22	0	3	12	44
Zone 39	48	43	21	6	16	15	85	64
Montréal CMA	433	511	816	1,149	1,294	555	2,647	2,272

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	2	9	34	180	4	79	40	268
Zone 2	5	0	0	0	0	0	5	0
Zone 3	0	1	273	217	225	0	498	218
Zone 4	4	5	0	0	0	0	4	5
Zone 5	1	0	63	10	0	0	64	10
Zone 6	5	20	192	135	0	150	197	305
Zone 7	22	22	54	87	19	40	199	149
Zone 8	3	1	4	0	18	0	25	1
Zone 9	0	0	57	0	0	0	57	0
Zone 10	0	15	0	40	0	0	0	55
Zone 11	0	4	31	89	13	1	44	94
Zone 12	26	10	19	23	15	3	60	36
Zone 13	0	15	438	31	485	6	923	52
Zone 14	23	54	26	120	0	0	49	174
Zone 15	9	9	42	0	317	0	368	9
Zone 16	0	1	203	283	4	15	207	299
Zone 17	2	1	836	463	244	265	1,134	786
Zone 18	2	2	6	37	136	0	144	39
Zone 19.1	0	1	15	66	0	0	15	67
Zone 19.2	0	1	0	0	0	0	0	1
Zone 20	0	0	0	12	0	0	0	12
Zone 21	19	27	95	51	0	0	114	78
Zone 22	18	37	30	140	0	6	48	183
Zone 23	39	60	201	131	369	98	609	289
Zone 24	33	84	152	104	11	41	362	229
Zone 25	41	76	10	3	52	3	103	82
Zone 26	109	86	160	41	30	118	299	245
Zone 27	224	250	101	80	129	128	454	458
Zone 28	84	96	248	81	420	82	752	259
Zone 29	184	184	252	135	444	7	880	326
Zone 30	87	110	71	78	63	21	221	209
Zone 31	184	202	103	113	187	476	474	791
Zone 32	111	120	133	292	353	91	597	503
Zone 33	58	39	65	210	87	98	210	347
Zone 34	49	60	72	42	68	34	189	136
Zone 35	143	100	169	93	72	29	384	222
Zone 36	67	61	192	90	192	1	451	152
Zone 37	140	149	22	45	170	44	332	238
Zone 38	60	109	18	109	412	63	490	281
Zone 39	257	276	95	193	75	51	427	520
Montréal CMA	2,011	2,297	4,482	3,824	4,614	1,950	11,429	8,128

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
July 2016	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
July 2015	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	-	-
Year-to-date 2016	4	8.7	3	6.5	11	23.9	9	19.6	19	41.3	46	-	-
Year-to-date 2015	2	2.8	8	11.3	12	16.9	11	15.5	38	53.5	71	-	741,750
Laval													
July 2016	1	8.3	1	8.3	2	16.7	7	58.3	1	8.3	12	-	502,405
July 2015	1	2.3	1	2.3	6	13.6	17	38.6	19	43.2	44	-	-
Year-to-date 2016	3	4.8	6	9.5	13	20.6	22	34.9	19	30.2	63	-	502,405
Year-to-date 2015	3	3.3	5	5.4	21	22.8	26	28.3	37	40.2	92	-	-
North Shore													
July 2016	30	26.1	56	48.7	23	20.0	6	5.2	0	0.0	115	385,000	374,725
July 2015	45	31.7	61	43.0	21	14.8	9	6.3	6	4.2	142	330,000	328,410
Year-to-date 2016	108	23.1	199	42.6	98	21.0	31	6.6	31	6.6	467	370,000	372,726
Year-to-date 2015	140	28.6	185	37.8	106	21.7	32	6.5	26	5.3	489	347,500	364,051
South Shore													
July 2016	6	7.7	21	26.9	29	37.2	9	11.5	13	16.7	78	-	466,467
July 2015	7	9.6	29	39.7	19	26.0	6	8.2	12	16.4	73	-	-
Year-to-date 2016	26	8.8	78	26.4	91	30.8	38	12.9	62	21.0	295	-	533,160
Year-to-date 2015	40	12.9	108	34.8	81	26.1	34	11.0	47	15.2	310	-	374,322
Vaudreuil-Soulanges													
July 2016	4	14.3	11	39.3	4	14.3	0	0.0	9	32.1	28	-	368,539
July 2015	3	13.0	9	39.1	7	30.4	3	13.0	1	4.3	23	-	-
Year-to-date 2016	28	20.0	49	35.0	35	25.0	11	7.9	17	12.1	140	400,000	367,097
Year-to-date 2015	35	24.1	35	24.1	32	22.1	22	15.2	21	14.5	145	-	334,966
Montréal CMA													
July 2016	41	17.4	89	37.7	59	25.0	22	9.3	25	10.6	236	395,000	429,531
July 2015	56	19.4	100	34.6	53	18.3	37	12.8	43	14.9	289	385,000	429,058
Year-to-date 2016	169	16.7	335	33.1	248	24.5	111	11.0	148	14.6	1,011	400,000	443,987
Year-to-date 2015	220	19.9	341	30.8	252	22.8	125	11.3	169	15.3	1,107	395,000	436,588

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
July 2016

Submarket	July 2016	July 2015	% Change	YTD 2016	YTD 2015	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	-	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	741,750	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	545,573	-	n/a	545,573	-	n/a
Zone 24	459,237	-	n/a	459,237	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	354,238	367,097	-3.5	354,238	329,434	7.5
Zone 27	399,230	337,089	18.4	375,753	384,164	-2.2
Zone 28	-	-	n/a	-	-	n/a
Zone 29	407,674	-	n/a	422,622	394,056	7.2
Zone 30	281,116	-	n/a	281,116	337,776	-16.8
Zone 31	-	304,559	n/a	-	304,559	n/a
Zone 32	523,700	-	n/a	523,700	373,954	40.0
Zone 33	466,297	-	n/a	466,297	-	n/a
Zone 34	433,981	-	n/a	433,981	358,966	20.9
Zone 35	-	-	n/a	-	-	n/a
Zone 36	-	-	n/a	-	-	n/a
Zone 37	-	-	n/a	866,627	436,744	98.4
Zone 38	-	-	n/a	-	300,000	n/a
Zone 39	368,539	-	n/a	367,097	334,966	9.6
Montréal CMA	429,531	429,058	0.1	443,987	436,588	1.7

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio ²	Last Twelve Months ³	
						Average Price ² (\$)	Active Listings to Sales Ratio ²
SINGLE FAMILY*							
July 2016	1,526	2,474	13,871	364,886	9.1	354,703	8.4
July 2015	1,574	2,779	16,223	355,026	10.3	345,864	9.5
% Change	-3.0	-11.0	-14.5	2.8	n.d.	2.6	n.d.
YTD 2016	15,664	24,669	16,328	352,773	7.3	n.d.	n.d.
YTD 2015	15,205	27,209	18,276	344,566	8.4	n.d.	n.d.
% Change	3.0	-9.3	-10.7	2.4	n.d.	n.d.	n.d.
CONDOMINIUMS*							
July 2016	867	1,922	12,073	295,659	13.9	280,139	13.4
July 2015	782	2,019	13,108	289,905	16.8	275,142	14.5
% Change	10.9	-4.8	-7.9	2.0	n.d.	1.8	n.d.
YTD 2016	7,884	17,291	13,329	279,292	11.8	n.d.	n.d.
YTD 2015	7,328	17,878	13,877	273,051	13.3	n.d.	n.d.
% Change	7.6	-3.3	-4.0	2.3	n.d.	n.d.	n.d.
PLEX*							
July 2016	287	470	2,594	470,039	9.0	473,003	8.9
July 2015	253	533	2,856	471,102	11.3	465,384	10.1
% Change	13.4	-11.8	-9.2	-0.2	n.d.	1.6	n.d.
YTD 2016	2,434	4,305	2,909	479,064	8.4	n.d.	n.d.
YTD 2015	2,280	4,576	3,148	466,579	9.7	n.d.	n.d.
% Change	6.8	-5.9	-7.6	2.7	n.d.	n.d.	n.d.
TOTAL							
July 2016	2,685	4,874	28,614	349,218	10.7	343,261	10.0
July 2015	2,611	5,343	32,277	340,764	12.4	335,398	11.1
% Change	2.8	-8.8	-11.3	2.5	n.d.	2.3	n.d.
YTD 2016	26,001	46,335	32,649	343,411	8.8	n.d.	n.d.
YTD 2015	24,832	49,748	35,381	334,263	10.0	n.d.	n.d.
% Change	4.7	-6.9	-7.7	2.7	n.d.	n.d.	n.d.

¹ Source: QFREB by the Centris® system

The Centris® system contains all the listings of Québec real estate brokers.

² Calculations: CMHC.³ Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators

July 2016

		Interest Rates			NHPI, Total, Montréal CMA 2007=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	116.9	122.9	2,029	7.9	66.0	833
	February	567	2.89	4.74	117.3	124.1	2,036	7.6	66.0	834
	March	567	2.89	4.74	117.3	124.8	2,040	7.7	66.2	832
	April	561	2.89	4.64	117.2	124.9	2,043	7.9	66.3	837
	May	561	2.89	4.64	117.1	125.4	2,039	8.4	66.5	836
	June	561	2.89	4.64	117.1	125.3	2,035	8.7	66.6	841
	July	561	2.89	4.64	117.3	125.3	2,040	8.9	66.8	845
	August	561	2.89	4.64	117.5	125.3	2,042	8.9	66.8	856
	September	561	2.89	4.64	117.7	125.3	2,047	8.7	66.7	863
	October	561	2.89	4.64	117.7	125.6	2,038	8.7	66.4	863
	November	561	3.14	4.64	118.2	125.1	2,037	8.6	66.2	863
	December	561	3.14	4.64	118.1	124.7	2,039	8.7	66.3	858
2016	January	561	3.14	4.64	118.1	124.8	2,046	8.6	66.5	860
	February	561	3.14	4.64	118.4	125.4	2,047	8.7	66.5	860
	March	561	3.14	4.64	118.4	125.8	2,048	8.5	66.4	862
	April	561	3.14	4.64	118.5	126.2	2,051	8.4	66.3	868
	May	561	3.14	4.64	118.5	126.6	2,057	8.1	66.2	869
	June	561	3.14	4.64	118.5	126.2	2,054	7.8	65.9	874
	July	567	3.14	4.74		125.9	2,049	7.8	65.6	873
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

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